



-  Extended Semi Detached House
-  Four Bedrooms – One En-Suite
-  Fitted Kitchen/Dining Room

-  Good Size Rear Garden
-  Views Over Playing Fields
-  Sought After Position

Price: £320,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





Inspection is highly recommended of this very well presented, extended, semi detached family home with views over playing fields to the rear, located in a highly sought after residential area, well placed for accessing the shops and schools of Churchtown, Crossens and Marshside.

Installed with gas central heating and double glazing, the well planned accommodation is arranged over three floors briefly comprising: Entrance Vestibule, Hall, Cloakroom/WC, front Living Room, rear Lounge and fitted Kitchen/Dining Room to the ground floor with three Bedrooms and family Bathroom on the first floor. A loft conversion provides a further Bedroom with En-Suite Shower Room.

Outside, there are attractive gardens to front and rear, the front incorporating paved driveway to provide off road parking, the rear having paved patio area, shaped lawn and detached brick built garden tore (former garage) with power and light connected.

Glamis Drive links Preston New Road with Larkfield Lane, with a number of highly regarded local schools in the area.



Ground Floor:

Entrance Vestibule

Hall

Cloakroom/WC

Living Room - 3.84m into bay x 3.73m (12'7" x 12'3")

Lounge - 3.73m x 3.33m (12'3" x 10'11")

Kitchen-Dining Room - 4.88m x 2.39m (16'0" x 7'10")

First Floor:

Landing

Bedroom 1 - 4.06m into bay x 3.25m (13'4" x 10'8")

Bedroom 2 - 3.43m x 3.25m (11'3" x 10'8")

Bedroom 3 - 2.46m x 2.44m (8'1" x 8'0")

Bathroom - 2.59m x 2.46m (8'6" x 8'1")

Second Floor:

Bedroom 4 - 4.67m plus wardrobes x 4.32m (15'4" x 14'2")

En-Suite - 1.93m x 1.24m (6'4" x 4'1")

Outside: There are attractive gardens to front and rear, the front incorporating paved driveway to provide off road parking, the rear having paved patio area, shaped lawn and detached brick built garden tore (former garage) with power and light connected.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

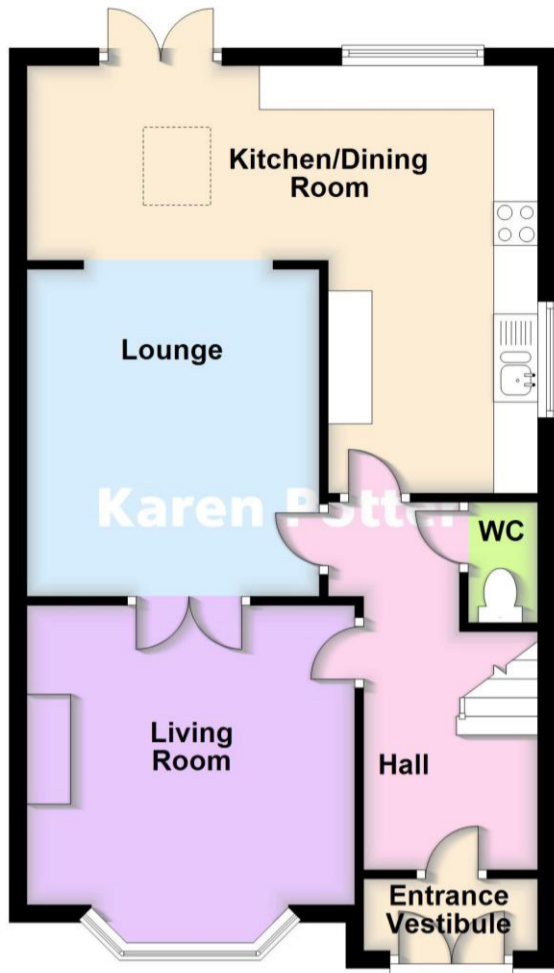
Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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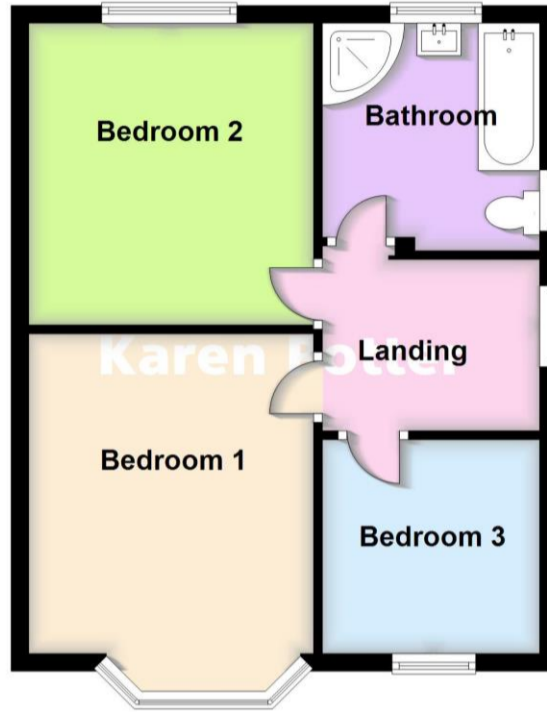
Ground Floor

Approx. 57.0 sq. metres (613.1 sq. feet)



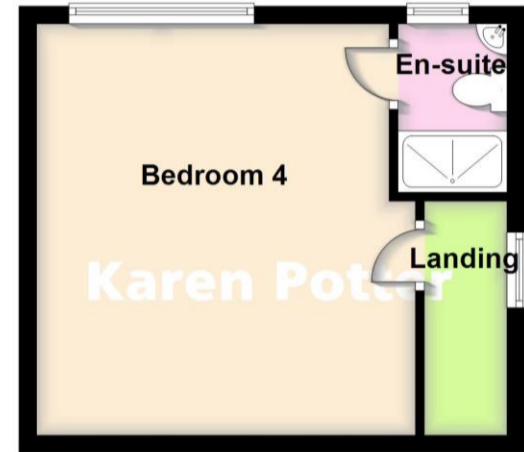
First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Second Floor

Approx. 25.1 sq. metres (270.3 sq. feet)



Total area: approx. 123.5 sq. metres (1329.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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